

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**July 22, 2004**

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

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## Las Vegas City Council

Mayor Oscar B. Goodman  
Mayor Pro Tem Gary Reese, Ward 3  
Councilman Larry Brown, Ward 4  
Councilman Lawrence Weekly, Ward 5  
Councilman Michael Mack, Ward 6  
Councilwoman Janet Moncrief, Ward 1  
Councilman Steve Wolfson, Ward 2  
City Manager Douglas A. Selby

## Commissioners

VACANT, Chairperson  
Todd Nigro, Vice-Chairman  
Byron Goynes  
Laura McSwain  
Steven Evans  
Leo Davenport  
David Steinman  
Richard Truesdell

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, 400 Stewart Avenue, 2nd Floor Skybridge  
Court Clerk's Office Bulletin Board, City Hall Plaza  
Las Vegas Library, 833 Las Vegas Boulevard North  
Clark County Government Center, 500 South Grand Central Parkway  
Grant Sawyer Building, 555 East Washington Avenue

MINUTES: Approval of the minutes of the **June 24, 2004** Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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#### ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

#### CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TENTATIVE MAP - TMP-4601 - SILVERSTONE RANCH PARCEL 17 - APPLICANT: STANTEC CONSULTING - OWNER: PN II, INC. DBA PULTE HOMES OF NEVADA - Request for a Tentative Map FOR A 23 LOT MULTI FAMILY SUBDIVISION on 3.72 acres adjacent to the southeast corner of Iron Mountain Road and Buffalo Drive (APN: 125-10-110-015), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Mack).
2. TENTATIVE MAP - TMP-4627 - LONE MOUNTAIN/ TORREY PINES - APPLICANT: ROYAL CONSTRUCTION - OWNER: DESAI DIPAK K & KUSUM D. 50 AND PARAMAHAMSA R. TRUST 50 - Request for a Tentative Map FOR A 125 LOT SINGLE FAMILY SUBDIVISION on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), O (Office), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-PD11 (Residential Planned Development - 11 Units Per Acre)], Ward 6 (Mack).

#### ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE PUBLIC HEARING AND NON-PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARING ITEMS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION, A MEMBER OF THE PLANNING COMMISSION OR THE PUBLIC NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF SHOULD REQUEST TO HAVE THIS ITEM REMOVED FROM THIS PART OF THE AGENDA.

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3. ABEYANCE - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4447 - APPLICANT/OWNER: AZURE SOUTH, INC. - Request for a Site Development Plan Review FOR A 122,477 SQUARE FOOT OFFICE DEVELOPMENT on 10.00 acres on the south side of Azure Drive, between Tenaya Way and US-95 (APN: 125-27-113-003, 125-27-222-003, and a portion of 125-27-222-002), T-C (Town Center) Zone, Ward 6 (Mack).
4. ABEYANCE - STREET NAME CHANGE - PUBLIC HEARING - SNC-4254 - APPLICANT: CLAY STRINGHAM - OWNER: BABB INVESTMENT COMPANY - Request for a Street Name Change FROM: SHILOH SCHOOL LANE TO: ISAAC NEWTON WAY, between Hualapai Way and Metro Academy Way, Ward 4 (Brown).
5. REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - RQR-4605 - APPLICANT: JSA, INC. - OWNER: CRAIG MARKETPLACE, LIMITED LIABILITY COMPANY - Required Two Year Review of an approved Variance (V-0031-02) WHICH ALLOWED 817 PARKING SPACES FOR AN EXISTING COMMERCIAL CENTER, WHERE 887 PARKING SPACES ARE REQUIRED on 17.8 acres adjacent to the south side of Craig Road, approximately 220 feet east of Tenaya Way (APN: 138-03-701-011, 012, 018, and 020), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
6. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4576 - APPLICANT: TERRIBLE HERBST OIL COMPANY - OWNER: RANCHO CIRCLE SHOPPING CENTER, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) adjacent to the southeast corner of Rancho Drive and Bonanza Road (APN: 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Weekly).
7. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4592 - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: JOHN HERDA - Request for a Special Use Permit FOR A 40 FOOT HIGH, 10 FOOT X 40 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2744 Highland Drive (APN: 162-09-202-001), M (Industrial) Zone, Ward 1 (Moncrief).
8. SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4625 - APPLICANT: PACIFIC PROPERTIES - OWNER: CHATEAU ALEXANDER, LIMITED LIABILITY COMPANY - Request for Site Development Plan Review FOR A 371 UNIT CONDOMINIUM DEVELOPMENT on 21.1 acres adjacent to the northwest corner of Alexander Road and the 215 Beltway (APN: 137-01-401-014), PD (Planned Development) Zone, Ward 4 (Brown).

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9. **SITE DEVELOPMENT PLAN REVIEW - SDR-4630 - APPLICANT: STATE OF NEVADA PUBLIC WORKS BOARD OWNER: STATE OF NEVADA BUILDING & GROUNDS** - Request for a Site Development Plan Review FOR A PROPOSED TWO STORY, 62,500 SQUARE FOOT DEPARTMENT OF EMPLOYMENT, TRAINING AND REHABILITATION BUILDING on 8.12 acres adjacent to the southwest corner of St. Louis Avenue and McLeod Street (a portion of APN: 162-01-402-006), C-V (Civic) Zone, Ward 3 (Reese).
10. **MASTER SIGN PLAN - PUBLIC HEARING – MSP-4481 - APPLICANT: VALLEY HOSPITAL - OWNER: VALLEY HEALTH SYSTEM, LIMITED LIABILITY COMPANY** - Request for a Master Sign Plan at 620 Shadow Lane (APN: 139-33-303-024, 139-33-401-002 and 004), PD (Planned Development) Zone, Ward 5 (Weekly).
11. **VACATION - PUBLIC HEARING - VAC-4628 - APPLICANT/OWNER: HABITAT FOR HUMANITY, LAS VEGAS** - Request for a Petition to vacate a portion of the west half of La Salle Street between Hart Avenue and Hassell Avenue; and a portion of the north half Hart Avenue between La Salle Street and Concord Street, Ward 5 (Weekly).

#### **PUBLIC HEARING ITEMS:**

12. **ABEYANCE - RENOTIFICATION - GENERAL PLAN AMENDEMENT - PUBLIC HEARING - GPA-4091 – APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), Ward 6 (Mack).
13. **ABEYANCE - RENOTIFICATION - REZONING RELATED TO GPA-4091 - PUBLIC HEARING - ZON-4093 – APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [D-R (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE) on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), Ward 6 (Mack).

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14. **ABEYANCE - RENOTIFICATION - VARIANCE RELATED TO GPA-4091 AND ZON-4093 - PUBLIC HEARING - VAR-4094 - APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request for a Variance TO ALLOW 34,340 SQUARE FEET OF OPEN SPACE WHERE 63,363 SQUARE FEET IS REQUIRED FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).
15. **ABEYANCE - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4091, ZON-4093, AND VAR-4094 - SDR-4095 - APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request for a Site Development Plan Review FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND FOR A WAIVER OF PERIMETER LANDSCAPING REQUIREMENTS on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).
16. **ABEYANCE - RENOTIFICATION - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3933 - CITY OF LAS VEGAS** - Request to amend the Master Plan Transportation Trails Element of the General Plan to add and remove certain trail alignments to be consistent with the Regional Transportation Commission's "Non-Motorized Alternative Transportation Mode Master Plan." Wards: 2 (Wolfson), 3 (Reese), 4 (Brown) and 6 (Mack).
17. **ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3938 - APPLICANT: NEWAY CHURCH OF GOD IN CHRIST** - Request for a Site Development Plan Review, Waivers of the Commercial Development Standards TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED, A REDUCTION IN THE AMOUNT OF REQUIRED FOUNDATION LANDSCAPING, AND WAIVERS OF THE PERIMETER AND PARKING LOT LANDSCAPING STANDARDS FOR A PROPOSED 4,594 SQUARE-FOOT CHURCH/ HOUSE OF WORSHIP on 0.48 acres adjacent to the northeast corner of "D" Street and Monroe Avenue (APN: 139-27-111-061 and 062), C-2 (General Commercial) Zone, Ward 5 (Weekly).

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18. ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4182 - APPLICANT: TESA PARTNERS I - OWNER: RANCHO PINES II, LIMITED PARTNERSHIP - Request for a Site Development Plan Review FOR A MEDICAL OFFICE DEVELOPMENT CONSISTING OF FOUR 4,000 SQUARE FOOT SINGLE STORY BUILDINGS on 1.49 acres adjacent to the west side of Torrey Pines Drive, approximately 200 feet north of Rancho Drive (APN: 138-02-214-003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
19. ABEYANCE - REZONING - PUBLIC HEARING - ZON-4452 - APPLICANT: GARRETT, LIMITED LIABILITY COMPANY - OWNER: KEVIN GOLSHAN - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE) on 8.79 acres adjacent to the northeast corner of Jones Boulevard and Deer Springs Way (APN: 125-24-201-002), Ward 6 (Mack).
20. ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4452 - PUBLIC HEARING – SDR-4455 - APPLICANT: GARRETT, LIMITED LIABILITY COMPANY - OWNER: KEVIN GOLSHAN - Request for a Site Development Plan Review FOR A 29 LOT SINGLE FAMILY DEVELOPMENT on 8.79 acres located adjacent to the northeast corner of Jones Boulevard and Deer Springs Way (APN: 125-24-201-002), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack).
21. ABEYANCE - REZONING - PUBLIC HEARING - ZON-4459 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 47.46 acres on the northeast corner of Jones Boulevard and the 215 Beltway (APN: 125-24-401-001, 002, 010, 011, and 125-24-302-014), Ward 6 (Mack).
22. ABEYANCE - VARIANCE RELATED TO ZON-4459 - PUBLIC HEARING - VAR-4462 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW ~~2.35~~ 2.44 ACRES OF OPEN SPACE WHERE ~~2.44~~ 2.7 IS REQUIRED; AND TO ALLOW A 10 FOOT WALL HEIGHT WHERE 8 FEET IS THE MAXIMUM HEIGHT ALLOWED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 47.46 acres on the northeast corner of Jones Boulevard and the 215 Beltway (APN: 125-24-401-001, 002, 010, 011, and 125-24-302-014), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).



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23. ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4459 & VAR-4462 - PUBLIC HEARING - SDR-4461 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 163 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 47.46 acres on the northeast corner of Jones Boulevard and the 215 Beltway (APN: 125-24-401-001, 002, 010, 011, and 125-24-302-014), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).
24. ABEYANCE - REZONING - PUBLIC HEARING - ZON-4368 - APPLICANT: CARINA HOMES - OWNERS: RONALD AND CAROLYN MICH'L - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 10.52 acres adjacent to the northwest corner of Farm Road and Hualapai Way (APN: 126-13-601-004, 006, 008 and 009), Ward 6 (Mack).
25. ABEYANCE - VACATION RELATED TO ZON-4368 - VAC-4420 - APPLICANT: CARINA HOMES; OWNER: RON AND CAROLYN MICH'L, ET AL - Request for a Petition to vacate U. S. Government Patent Easements and the Donald Nelson Avenue Right of Way, generally located west of Hualapai Way, north of Farm Road, Ward 6 (Mack).
26. ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4368 & VAC-4420 - PUBLIC HEARING - SDR-4370 - APPLICANT: CARINA HOMES - OWNER: RONALD AND CAROLYN MICH'L - Request for a Site Development Plan Review FOR A 73-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.52 acres adjacent to the northwest corner of Farm Road and Hualapai Way (APN: 126-13-601-004, 006, 008 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 6 (Mack).
27. ABEYANCE - SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4439 - APPLICANT: JIM MARCHESE -OWNER: ROSS REVOCABLE LIVING TRUST - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 IS REQUIRED FROM A RESIDENTIAL PROPERTY A SEPARATION OF 800 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE at 9325 West Sahara Avenue (APN: 163-07-501-009), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).



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28. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4587 - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: PR-OS (PARK/ RECREATION/ OPEN SPACE) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 10.00 acres along the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way (a portion of APN: 125-18-201-010), Ward 6 (Mack).
29. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4607 - APPLICANT: HELP LAS VEGAS HOUSING CORPORATION II & CITY OF LAS VEGAS - OWNER: CITY OF LAS VEGAS** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: PF (PUBLIC FACILITIES) TO: H (HIGH DENSITY RESIDENTIAL) on 9.33 acres approximately 200 feet west of Owens Avenue and North Main Street along the south side of Owens Avenue (APN: 139-27-502-011), Ward 5 (Weekly).
30. **REZONING RELATED TO GPA-4607 - PUBLIC HEARING - ZON-4608 - APPLICANT: HELP LAS VEGAS HOUSING CORPORATION II & CITY OF LAS VEGAS - OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-V (CIVIC) TO: R-5 (APARTMENT) on 9.33 acres approximately 200 feet west of Owens Avenue and North Main Street along the south side of Owens Avenue (APN: 139-27-502-011), Ward 5 (Weekly).
31. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4609 - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO** - Request to amend the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).
32. **VARIANCE RELATED TO GPA-4609 - PUBLIC HEARING - VAR-4671 - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO** - Request for a Variance TO ALLOW A REAR SETBACK OF 28.9 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 84.75 FEET IN CONJUNCTION WITH A PROPOSED SELF-SERVICE CAR WASH AND PET WASH on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).

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33. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4609 - PUBLIC HEARING - SDR-4606 - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO - Request for a Site Development Plan Review FOR A SELF SERVE CAR WASH AND PET WASH; A WAIVER OF DISTANCE REQUIREMENT TO ALLOW A TRASH ENCLOSURE TO BE 28 FEET FROM RESIDENTIAL USES WHERE 50 FEET IS REQUIRED AND A WAIVER TO REDUCE PERIMETER LANDSCAPING REQUIREMENTS on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).
34. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4621 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY COMPANY - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN: 125-19-201-001 and 003), Ward 6 (Mack).
35. REZONING RELATED TO GPA-4621 - PUBLIC HEARING - ZON-4623 - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN: 125-19-201-001 and 003), Ward 6 (Mack).
36. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4621 & ZON-4623 - PUBLIC HEARING - SDR-4626 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 27 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN: 125-19-201-001 and 003), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).
37. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4631 - APPLICANT/OWNER: CHARLES H. SHIELDS - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: R (RURAL) TO: O (OFFICE) on 0.96 acres at 7180 West Azure Drive (APN: 125-27-503-008), Ward 6 (Mack).

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38. REZONING RELATED TO GPA-4631 - PUBLIC HEARING - ZON-4635 - APPLICANT/OWNER: CHARLES H. SHIELDS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.96 acres at 7180 West Azure Drive (APN: 125-27-503-008), Ward 6 (Mack).
39. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4631 & ZON-4635 - PUBLIC HEARING - SDR-4638 - APPLICANT/OWNERS: CHARLES H. SHIELDS - Request for a Site Development Plan Review FOR A PROPOSED OFFICE PARKING LOT on 0.96 acres at 7180 West Azure Drive (APN: 125-27-503-008), R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 6 (Mack).
40. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4634 - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY - Request to Amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 17.83 acres adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN: 125-07-710-001 and 125-08-322-001), Ward 6 (Mack).
41. REZONING RELATED TO GPA-4634 - PUBLIC HEARING - ZON-4640 - PUBLIC HEARING - APPLICANT: D.R. HORTON, INC.- OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND C-2 (GENERAL COMMERCIAL) TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 17.83 acres adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN: 125-07-710-001 and 125-08-322-001), Ward 6 (Mack).
42. VARIANCE RELATED TO GPA-4634 & ZON-4640 - PUBLIC HEARING - VAR-4642 - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW ZERO OPEN SPACE WHERE 1.65 ACRES ARE REQUIRED FOR A SINGLE FAMILY DEVELOPMENT on 17.83 acres adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN: 125-07-710-001 and 125-08-322-001), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 6 (Mack).

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43. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4634, ZON-4640 & VAR-4642 - PUBLIC HEARING - SDR-4641 - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 100 LOT RESIDENTIAL DEVELOPMENT on 17.83 acres adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN: 125-07-710-001 and 125-08-322-001), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 6 (Mack).
44. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4637 - APPLICANT/ OWNER: SF INVESTMENTS, LIMITED LIABILITY COMPANY - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 2.5 acres adjacent to the southwest corner of Peak Drive and Bronco Street (APN: 138-14-701-003), Ward 5 (Weekly).
45. WAIVER RELATED TO GPA-4637 & ZON-4644 - PUBLIC HEARING - WVR-4767 - APPLICANT/OWNER: SF INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 180 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the southwest corner of Peak Drive and Bronco Street (APN: 138-14-701-003), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).
46. REZONING RELATED TO GPA-4637 & WVR-4767 - PUBLIC HEARING - ZON-4644 - APPLICANT/ OWNER: SF INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (UNDEVELOPED) [R (Rural Density Residential) General Plan Designation] TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 2.5 acres adjacent to the southwest corner of Peak Drive and Bronco Street (APN: 138-14-701-003), Ward 5 (Weekly).
47. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4649 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: PF (PUBLIC FACILITY) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN: 138-13-403-001), Ward 5 (Weekly).

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48. REZONING RELATED TO GPA-4649 - PUBLIC HEARING - ZON-4646 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN: 138-13-403-001), Ward 5 (Weekly).
49. VARIANCE RELATED TO GPA-4649 & ZON-4646 - PUBLIC HEARING - VAR-4648 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL - Request for a Variance TO ALLOW A 2.5 ACRE R-PD SUBDIVISION WHERE 5.0 ACRES IS REQUIRED FOR A 14 UNIT SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN: 138-13-403-001), R-E (Residence Estates) Zone, Ward 5 (Weekly).
50. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4649, ZON-4646 & VAR-4648 - PUBLIC HEARING - SDR-4647 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL - Request for a Site Development Plan Review FOR A 14 UNIT SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN: 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 5 (Weekly).
51. MAJOR MODIFICATION - PUBLIC HEARING - MOD-4484 - APPLICANT/OWNER: RITTER CHARITABLE TRUST - Request for a Major Modification to the Lone Mountain West Plan FROM: NC (NEIGHBORHOOD COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 5.00 acres adjacent to the southwest corner of Cliff Shadows Parkway and Alexander Road (APN: 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
52. MAJOR MODIFICATION - PUBLIC HEARING - MOD-4615 - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Major Modification TO REMOVE PROPERTY FROM THE IRON MOUNTAIN RANCH MASTER PLAN on 4.3 acres adjacent to the northeast corner of Horse Drive and Bradley Road (APN: 125-12-601-006), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).

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53. REZONING RELATED TO MOD-4615 - PUBLIC HEARING - ZON-4616 - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 6.99 acres adjacent to the northeast corner of Horse Drive and Bradley Road (APN: 125-12-601-006 and 009), Ward 6 (Mack).
54. SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-4615 & ZON-4616 - PUBLIC HEARING - SDR-4617 - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 15 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 6.99 acres adjacent to the northeast corner of Horse Drive and Bradley Road (APN: 125-12-601-006 and 009), R-E (Residence Estates) Zone [PROPOSED: R-PD-2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).
55. MAJOR MODIFICATION - PUBLIC HEARING - MOD-4633 - APPLICANT: KB HOME - OWNER: NATIONAL GROUP #1, LIMITED LIABILITY CORPORATION, ET AL - Request for a Major Modification to the Lone Mountain West Plan FROM: NC (NEIGHBORHOOD COMMERCIAL) AND VC (VILLAGE COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 10.26 acres adjacent to the southeast corner of Cliff Shadows Parkway and Alexander Road (APN: 137-12-101-003 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
56. SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-4633 - PUBLIC HEARING - SDR-4636 - APPLICANT: KB HOME - OWNER: BRIAN AND JULIE LEE AND NATIONAL GROUP #1, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 55 LOT SINGLE FAMILY SUBDIVISION on 10.26 acres adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
57. REZONING - PUBLIC HEARING - ZON-4695 - APPLICANT: PAGEANTRY COMMUNITIES - OWNER: ERNEST AND KATHLEEN BECKER - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 5.0 acres adjacent to the southeast corner of Elkhorn Road and Fort Apache Road (APN: 125-20-101-001), Ward 6 (Mack).



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58. SPECIAL USE PERMIT RELATED TO ZON-4695 - PUBLIC HEARING - SUP-4614 - APPLICANT: PAGEENTRY COMMUNITIES - OWNER: ERNEST AND KATHLEEN BECKER - Request for a Special Use Permit FOR PRIVATE STREETS AND A WAIVER FROM THE REQUIREMENT THAT PRIVATE STREETS BE GATED, FOR A 30 UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.0 acres adjacent to the southeast corner of Elkhorn Road and Fort Apache Road (APN: 125-20-101-001), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], Ward 6 (Mack).
59. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4695 & SUP-4614 - PUBLIC HEARING - SDR-4613 - APPLICANT: PAGEENTRY COMMUNITIES - OWNER: ERNEST AND KATHLEEN BECKER - Request for a Site Development Plan Review FOR A 30 UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5 acres adjacent to the southeast corner of Elkhorn Road and Fort Apache Road (APN: 125-20-101-001), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], Ward 6 (Mack).
60. REZONING - PUBLIC HEARING - ZON-4483 - APPLICANT: CLIFFS EDGE, LIMITED LIABILITY COMPANY - OWNER: SOUTHWEST DESERT EQUITIES - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 5.00 acres adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Puli Road (APN: 126-13-101-003), Ward 6 (Mack).
61. VARIANCE - PUBLIC HEARING - VAR-4629 - APPLICANT/OWNER: DAY STAR VENTURE, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 14 FOOT AND 10.3 FOOT REAR SETBACKS WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED adjacent to the southeast corner of Fort Apache Road and Alexander Road (APN: 138-08-101-001), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residence Planned Development - 5 Units Per Acre) Zone, Ward 4 (Brown).
62. VARIANCE - PUBLIC HEARING - VAR-4643 - APPLICANT/ OWNER: KEVIN R. SIPES - Request for a Variance TO ALLOW A 20-FOOT FRONT SETBACK WHERE 50 FEET IS REQUIRED, ALLOW A 23 FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED AND TO ALLOW A 16,803 SQUARE FOOT MINIMUM LOT SIZE WHERE 20,000 SQUARE FEET IS REQUIRED on 0.96 acres adjacent to the southeast corner of Racel Street and Unicorn Street (APN: 125-12-801-016), R-E (Residence Estates), Ward 6 (Mack).



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63. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4521 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: BRIGHT PATH, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 820 South Valley View Boulevard (APN: 139-31-801-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
64. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4593 - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: S & K FAMILY TRUST - Request for a Special Use Permit FOR AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1531 Western Avenue (APN: 162-04-605-007), M (Industrial) Zone, Ward 1 (Moncrief).
65. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4594 - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: SAIITA FAMILY TRUST - Request for a Special Use Permit FOR A 40 FOOT HIGH, 10 FOOT X 40 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2100 South Decatur Boulevard (APN: 162-06-301-006), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
66. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4603 - APPLICANT/OWNER: JOHN ELLIOTT - Request for a Special Use Permit required FOR A CASITA WITH A WAIVER TO ALLOW A 32-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED at 5550 Carl Avenue (APN: 138-24-304-014), R-E (Residence Estates) Zone, Ward 5 (Weekly).
67. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4612 - APPLICANT: DANIEL J. MATSON - OWNER: JAMES AND NANCY BRACKIN - Request for a Special Use Permit FOR OPEN AIR VENDING/ TRANSIENT SALES LOT adjacent to the northwest corner of Alexander Road and Rancho Drive (APN: 138-02-814-005), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
68. SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4604 - APPLICANT/OWNER: 600 CASINO CENTER, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and WAIVERS FROM THE DOWNTOWN CENTENNIAL PLAN PARKING LOT SCREENING REQUIREMENTS, PARKING LOT LANDSCAPING REQUIREMENTS, AND TITLE 19 PERIMETER WALL AND BUFFER REQUIREMENTS, FOR A PROPOSED PARKING LOT on 0.72 acres adjacent to the southwest corner of Bonneville Avenue and Casino Center Boulevard (APN: 139-34-311-043 through 047), C-2 (General Commercial) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).

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69. SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4619 - APPLICANT/OWNER: WEINGARTEN REALTY INVESTMENTS - Request for a Site Development Plan Review FOR TWO PROPOSED RESTAURANT PADS WITHIN AN EXISTING COMMERCIAL CENTER on 10.69 acres adjacent to the southeast corner of Decatur Boulevard and Charleston Boulevard (APN: 162-06-112-005, 162-06-112-007, and a portion of 162-06-112-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
70. SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4639 - APPLICANT: TRIPLE FIVE DEVELOPMENT - OWNER: VILLAGE SQUARE, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 57,092 SQUARE FOOT RETAIL/COMMERCIAL BUILDING AND FOR A WAIVER OF FOUNDATION LANDSCAPING OF THE COMMERCIAL STANDARDS on 1.61 acres approximately 260 feet north of Sahara Avenue and approximately 640 feet west of Fort Apache Road (APN: 163-06-816-027), C-1 (Limited Commercial) Zone [SC (Service Commercial) General Plan Designation], Ward 2 (Wolfson).
71. MASTER SIGN PLAN - PUBLIC HEARING - MSP-4622 - APPLICANT: AUTO NATION - OWNER: JRJ PROPERTIES AND JOHN K. BIEGGER - Request for a Master Sign Plan FOR TWO EXISTING AUTO DEALERSHIPS on 9.39 acres at 5050 West Sahara Avenue (APN: 163-01-803-003, 004 and 005), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
72. MAJOR DEVIATION - SCD-4624 - APPLICANT/OWNER: STEPHEN AND PATRICIA McARTHUR - Request for a Major Deviation of the Summerlin Development Standards TO ALLOW A 10 FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED at 1500 Sedro Street (APN: 137-25-516-033), P-C (Planned Community) Zone, Ward 2 (Wolfson).

#### NON-PUBLIC HEARING ITEMS:

73. SITE DEVELOPMENT PLAN REVIEW - NON-PUBLIC HEARING - SDR-4598 - APPLICANT/OWNER: CONQUISTADOR PLAZA, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 22,231 SQUARE FOOT OFFICE BUILDING on 3.57 acres adjacent to the northwest corner of Cheyenne Avenue and Metro Academy Way (APN: 138-07-411-011), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

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#### DIRECTOR'S BUSINESS ITEMS:

74. DIRECTOR'S BUSINESS - DIR-4763 - CITY OF LAS VEGAS - Election of 2004 Planning Commission Officers.

#### CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.